

PREPARED FOR: BROADSTREET PARTNERS LLC

TAX PARCELS: 225-A-5, 225-A-6, 225-A-7

EXISTING ZONING: RURAL RESIDENTIAL 1 (RR1)

PROPOSED ZONING: PLANNED RESIDENTIAL DISTRICT (PRD)

LOT SIZE: 2.869 ACRES (124,974 SF)

LOT COVERAGE PROPOSED: 58% MAXIMUM

BUILDINGS/BEDROOMS PROVIDED:

2BR: 4 COTTAGES (8 BEDROOMS)
3BR: 6 COTTAGES (18 BEDROOMS)
APT: 2 BLDGS (36 BEDROOMS)
3 BR: 8 TOWNHOMES (24 BEDROOMS)
EX. APT: 1 BLDGS. (18 BEDROOMS)

TOTAL BEDROOMS: 104 DENSITY: 36.2 BR/ACRE

PARKING PROPOSED: 111 SPACES

-INCLUDES 2 PARKING SPACES WITHIN THE GARAGES OF EACH TOWNHOUSE FOR RESIDENT PARKING
-INCLUDES GUEST PARKING ONLY FOR TOWNHOMES IN FRONT OF GARAGES.

PARKING SPACES PER BEDROOM: 1.06

OPEN SPACE REQUIRED: 20% (24,995 SF)

OPEN SPACE PROPOSED: 25,152 SF

MAXIMUM FLOOR AREA RATIO: 0.50

BIKE SPACE REQUIREMENTS :

MINIMUM 0.5 SPACE/BR
PROVIDED: 62 SPACES
MINIMUM 50% COVERED SPACES



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THE FARM MULTI-FAMILY DEVELOPMENT LAYOUT

1002 GLADE ROAD

REVISIONS		
NO.	COMMENTS	DATE
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PROJECT TEAM	
PI	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	BAP, ESD
ISSUE DATE	
10/09/19	
GNI JOB NO.	
1108.7	
SHEET TITLE	
SITE LAYOUT	
SHEET NUMBER	
1 OF 1	